



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW

IN THE MATTER OF:

Applicant: Danielle and James McClure
1137 Washington Street
Dorchester, MA 02127

RECEIVED

FEB 11 2026

Town Clerk
Hingham, MA

Owner: 9 Porters Cove Road LLC
9 Porters Cove Road
Hingham, MA 02043

Agents: Paul Seaberg
Grady Consulting, LLC
71 Evergreen Street, Suite 1
Kingston, MA 02364

Sean Papich, ASLA
Sean Papich Landscape Architecture
222 North Street
Hingham, MA 02043

Property: 9 Porters Cove Road, Hingham, MA 02043

Deed Reference: Certificate of Title No. 135178 issued by the Plymouth County Registry District of the Land Court

Plan References: Plan set entitled, "Modification, Major Site Plan, Assessors Map 30 Lot 25, 9 Porters Cove Road, Hingham, MA," prepared by Grady Consulting, LLC, dated May 6, 2024 and revised through January 29, 2026 (7 Sheets)

Architectural plan set entitled, "9 Porters Cove Road Residence," prepared by HC Design, dated November 20, 2025 (18 Drawings)

Landscape plans including, "Hardscape Plan" and "Planting Plan," prepared by Sean Papich Landscape Architecture, dated October 8, 2025 and revised through January 29, 2026 (2 Sheets)

SUMMARY OF PROCEEDINGS

This matter came before the Planning Board (the "Board") on the application of Danielle and James McClure (collectively the "Applicant") to modify Site Plan Approval under § I-I of the Zoning

By-Law (the “By-Law”), originally issued July 8, 2024, to revise the garage, driveway, hardscape, and grading details; increase the size of the pool/spa; and add two sheds, a sports court, and a putting green/play area at 9 Porters Cove Road in Residence District C.

The Board opened a duly noticed public hearing on the application at a meeting held remotely on January 26, 2026 via Zoom as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 temporarily suspending certain provisions of the Open Meeting Law. A second session was held both in person at Town Hall and remotely via Zoom on January 9, 2026. The Board panel consisted of regular members Kevin Ellis, Acting-Chair, Gordon Carr, Crystal Kelly, and Gary Tondorf-Dick. The Applicant’s Agents, Paul Seaberg, Grady Consulting, LLC and Sean Papich, Sean Papich Landscape Architecture, presented the application to the Board. The Board was assisted in its review by Patrick Brennan, P.E., PGB Engineering, LLC. At the conclusion of the review, the Board voted unanimously to approve the requested modification with conditions set forth below.

Throughout its deliberations, the Board was mindful of the statements of the Applicant, its representatives, and the comments of the general public, all as made or received at the public hearing.

BACKGROUND & DISCUSSION

The subject property consists of 98,417± SF of land improved by a single-family dwelling with an attached garage, sheds, a paved driveway, hardscaping, landscaping, and several trees. In July 2024, the Board approved a plan to demolish the existing structures and construct a new dwelling with an attached garage, paved driveway, hardscaping, and landscaping. Total land disturbance associated with the project consisted at the time of 26,500 SF.

The Applicant now proposes to revise the garage, driveway, hardscape, and grading details; increase the size of the pool/spa; and add two sheds, a sports court, and a putting green/play area. The modifications result in an additional 1,603 SF of impervious area onsite from the original proposal (total proposed impervious area is 12,617 SF) and 5,756 SF of additional disturbance. The Board’s peer review engineer is satisfied that the proposed stormwater system will adequately mitigate the increase in stormwater runoff.

Since the initial hearing, the Applicant provided the following in response to the Board’s input:

- An aerial plan showing the setbacks from the proposed sport court to adjacent homes.
- The location of proposed lighting was added to the Site Plan and details of the 15’-tall fixtures shown on the Hardscape Plan.
- Additional evergreens proposed on the end of the sport court closest to the property line to provide a visual buffer and help with the potential noise.
- A table showing the approved vs. modified impervious coverage was added on Sheet 3.

In response to public comment received in advance of and during the hearing, the Board spent extensive time discussing mitigation measures for sports court lighting, and concluded that sufficiently tall trees that are fast growing, combined with the present fences, shorter light poles and directionally appropriate fixtures would be sufficient.

In addition to staff, the Board's civil peer review engineer Patrick Brennan, PGB Engineers, reviewed this project to evaluate conformance with MassDEP Stormwater Management Standards (SMS) and best engineering practices. Mr. Brennan's report included comments related to the HydroCAD model, roof runoff infiltration, area drains, and a stabilized construction entrance. The Applicant provided revisions that address all of Mr. Brennan's comments.

During the course of the hearing, the Board raised questions related to the waiver requests, wetland resource areas, ledge removal, and tree removal. There was no public comment.

WAIVERS

With the original application, the Board granted waivers of submittal requirements under § I-1,5.1.(ii), Sight Lighting Plan and (iii), Transportation Impact Assessment. Both are still required in part or in whole.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the hearings, the Board made a finding in accordance with the process under § I-1.9. of the By-Law that the proposed modification does not materially or adversely affect conditions governed by the Site Plan Review Design and Performance Standards set forth in § I-1 of the By-Law; as such, the project constitutes a minor modification of the Site Plan Approval, issued July 8, 2024.

MOTION

Upon a motion made by Kevin Ellis and seconded by Gary Tondorf-Dick, the Board voted unanimously to GRANT the application of Danielle and James McClure for a minor modification of Site Plan Approval under § I-1.9 of the By-Law, originally issued July 8, 2024, to revise the garage, driveway, hardscape, and grading details; increase the size of the pool/spa; and add two sheds, a sports court, and a putting green/play area at 9 Porters Cove Road in Residence District C, subject to conditions set forth below:

1. Recording of Decision. The Applicant shall file a certified copy of this decision in the Registry of Deeds and provide evidence of such recording with the application for a building permit.
2. All conditions of the previous Site Plan Approval Decision, dated July 8, 2024, remain in full force and effect unless specifically modified by this Decision.

3. The Applicant shall submit a Site Lighting Plan, including photometrics, to the Community Planning Department prior to the application for a building permit to demonstrate compliance with Design and Performance Standards related to lighting.
4. The Applicant shall submit to the Community Planning Department prior to issuance of a building permit a modified site plan to demonstrate installation of 10' – 12' tall trees at the property lot line adjacent to the sports court sufficient to add additional shielding to the proposed lighting.

For the Planning Board,



Kevin Ellis
February 10, 2026

In Favor: Gordon Carr, Kevin Ellis, Crystal Kelly, and Gary Tondorf-Dick

Opposed: None

This decision shall not take effect until a copy of the decision bearing the certification of the Town Clerk that twenty (20) days have elapsed since the decision has been filed in the office of the Town Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded with the Plymouth County Registry of Deeds and/or the Plymouth County Land Court Registry, and indexed in the grantor index under the name of the record owner or is recorded and noted on the owner's certificate of title.